

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts by to and by settlement agent are shown. Items marked P.O.C. were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower Farhaad Yacoob SSN: 066-84-7852 104-72 109th Street Richmond Hill, NY 11419		E. Name and Address of Seller Lucienne Lombard 084-48-4748 499 East 29th Street Brooklyn, NY 11218		F. Name and Address of Lender Berkshire Financial Group 4701 Avenue N Brooklyn, NY 11234	
G. Property Location: 499 East 29th Street Brooklyn, NY 11226		H. Settlement Agent: Atara Hirsch-Twarsky 2800 Kings Highway, Brooklyn, NY 11229		I. Settlement Date January 26, 2004	
J. Summary of Borrower's Transaction			K. Summary of Seller's Transaction		
100. Gross Amount Due From Borrower			400. Gross Amount Due to Seller		
101. Contract Sales Price	410,000.00	401. Contract Sales Price	410,000.00		
102. Personal Property		402. Personal Property			
103. Settlement Charges to Borrower (line 1400)	33,312.05	403.			
104. Payoff to		404.			
105.		405.			
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/town taxes to		406. City/town taxes to			
107. County Taxes to		407. County Taxes to			
108. Assessments to		408. Assessments to			
109. School Taxes to		409. School Taxes to			
110. RE Taxes to seller		410. RE taxes to seller			
111.		411.			
112.		412.			
120. Gross Amount Due From Borrower	443,312.05	420. Gross Amount Due to Seller	410,000.00		
200. Amounts Paid By On Behalf Of Borrower			500. Reductions In Amounts Due To Seller		
201. Deposit or earnest money	61,500.00	501. Excess deposit (see instructions)			
202. Principal amount of new loan(s)	348,500.00	502. Settlement charges to seller (line 1400)	35,514.38		
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to			
204. Borrowers Credit		504. Payoff first mortgage loan to Ocwen Bank	207,566.25		
205. seller's concession		505. Payoff second mortgage loan Citibank	42,000.00		
206.		506. Deposit			
207. property disclosure		507. property disclosure			
208. water/sewer to buyer		508. water/sewer to buyer			
209. Sellers Concession	6970.00	509. Sellers concession	6970.00		
Adjustments for items unpaid by sellers			Adjustments for items unpaid by sellers		
210. City/town taxes to		510. City/town taxes to			
211. County Taxes to		511. County Taxes to			
212. Assessments to		512. Assessments to			
213. School Taxes to		513. School Taxes to			
214.		514.			
215.		516.			
216.		517.			
217.		518.			
218.					
220. Total Paid By/For Borrower	416,970.00	520. Total Reduction Amount Due Seller	292,050.63		
300. Cash At Settlement From/To Borrower			600. Cash At Settlement To/From Seller		
301. Gross Amount due from borrower (line 120)	443,312.05	601. Gross Amount due to seller (line 420)	410,000.00		
302. Less amounts paid by/for borrower (line 220)	416,970.00	602. Less reductions in amt. due to seller (line 520)	292,050.63		
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	26,342.05	303. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	117,949.37		

Settlement Charges			
700. TOTAL SALES/BROKER'S COMMISSION Based on Price \$	@	%=	
701. \$	to		
702. \$	to		
703. Commission paid at settlement	Spaulding Properties Inc		24,000.00
800. ITEMS PAYABLE IN CONNECTION WITH LOAN:			
801. Loan origination to	Berkshire Financial Group	17,425.00	
802. Appraisal fee to	Berkshire Financial Group	595.00	
803. Underwriting fee to:	Berkshire Financial Group	650.00	
804. Credit report to:	Berkshire Financial Group	4.00	
805. Appraisal fee to	Edward Horton	600.00	
806. Processing fee to:	Berkshire Financial Group	495.00	
807. Flood Certification Fee to	Berkshire Financial Group	32.00	
808. Document preparation to	Berkshire Financial Group	325.00	
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:			
901. Interest from	6 days @ 7.62%	457.38	
902. Hazard insurance premium for	yrs. To		
903. Flood insurance premium for	yrs. To		
904. Aggregate Adjustment			
1000. RESERVES DEPOSITED WITH LENDER:			
1001. Hazard insurance	3 months @ \$ 75.00 per month	225.00	
1002. Mortgage insurance	months @ \$ per month		
1003. City property tax	3 months @ \$ 209.57 per month	628.71	
1004. Town/Village property tax	months @ \$ per month		
1005. Flood insurance	months @ \$ per month		
1006. School tax	months @ \$ per month		
1007.	months @ \$ per month		
1008. Aggregate Adjustment		-0.04	
1100. TITLE CHARGES:			
1101. Settlement or closing fee to	Atara Hirsch, Esq.	850.00	
1102. Abstract or title search to	Devisin 2000	310.00	
1103. Bankruptcy search to	Devisin 2000	40.00	
1104. Attorney's fees to:	Atara Hirsch, Esq.		
1105. Title insurance to			
1106. Lender's coverage	to Devisin 2000	2338.00	
1107. Owner's coverage	to Devisin 2000	468.00	
1108. Endorsements to	Devisin 2000	75.00	
1109. Municipal Searches to			
1110. Contin Charge and Clearance fee to			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES:			
1201. Recording fees:	Deed \$ 150 Mortgage \$ 175 Releases \$ 255 CEM \$ POA \$	325.00	255.00
1202. City/ county tax/stamps:	Deed \$ Mortgage \$		4100.00
1203. State tax/stamps:	Deed \$ Mortgage \$ (pd by lender) 871.25 POC	6074.00	1640.00
1204. Escrow water to	24.38 + Service charge 50.00		74.38
1300. ADDITIONAL SETTLEMENT CHARGES:			
1301. Title clear fee to	Angela Uwechue	150.00	200.00
1302. Courier/ wire transfer fee to	Atara Hirsch	100.00	
1303. Fed ex to			
1304. Survey for inspection to	Seal III	800.00	
1305. SAT - Judge not 85 + Judgment	5110.00		5195.00
1306. Filing fee			50.00
1307. Return fee to	Atara Hirsch	350.00	
1400. TOTAL SETTLEMENT CHARGES		33,312.05	35,514.38

HUD 1- SETTLEMENT STATEMENT CERTIFICATIONS

Borrowers(s) and Seller(s) Certification

I/ we have carefully reviewed the attached HUD-1 Settlement Statement and to the best of my knowledge and belief it is a true and accurate statement of all receipts and disbursements made on account or by me in this transaction. All the information on the attached HUD-1 is as it appeared at the time of execution. No changes or additions have been made to the document since the time of closing. I further certify that I have received a copy of the HUD 1 Settlement Statement.

Jahad Yarb
Lucene Lombard

Closing Agent

The HUD-1 Settlement Statement that I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Forster Law Arthur Inc
Atty. Forster, Esq.

WARNING: Section 1010, Title 18, U.S.C., "Department of Housing and Urban Development and Federal Housing Administration Transactions," provides: "Whoever for the purpose of . . . influencing in any way the action of such Administration . . . makes, passes, utters or publishes any statement, knowing the same to be false . . . shall be fined not more than \$5,000.00 or imprisoned not more than two years, or both.